

WEST HANTS REGIONAL MUNICIPALITY

Public Information Meeting

Tuesday, July 7, 2026

Development Agreement Application:
172, 184, and 194 King Street, Windsor (PIDs 45057817,
45057825 and 45057833)

Agenda

1. Meeting called to order
2. Introduction by Chair
3. Overview of Proposal and Process: Planning Staff
4. Presentation from the Applicant
5. Questions or Comments from the public can be sent until noon on July 21, 2026, to Director Poirier to:
 - P.O. Box 3000, Windsor, NS B0N 2T0;
 - (902) 798-8391 ext. 117; or
 - spoirier@westhants.ca
- Conclusion of Public Information Meeting

something inspiring awaits



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Application

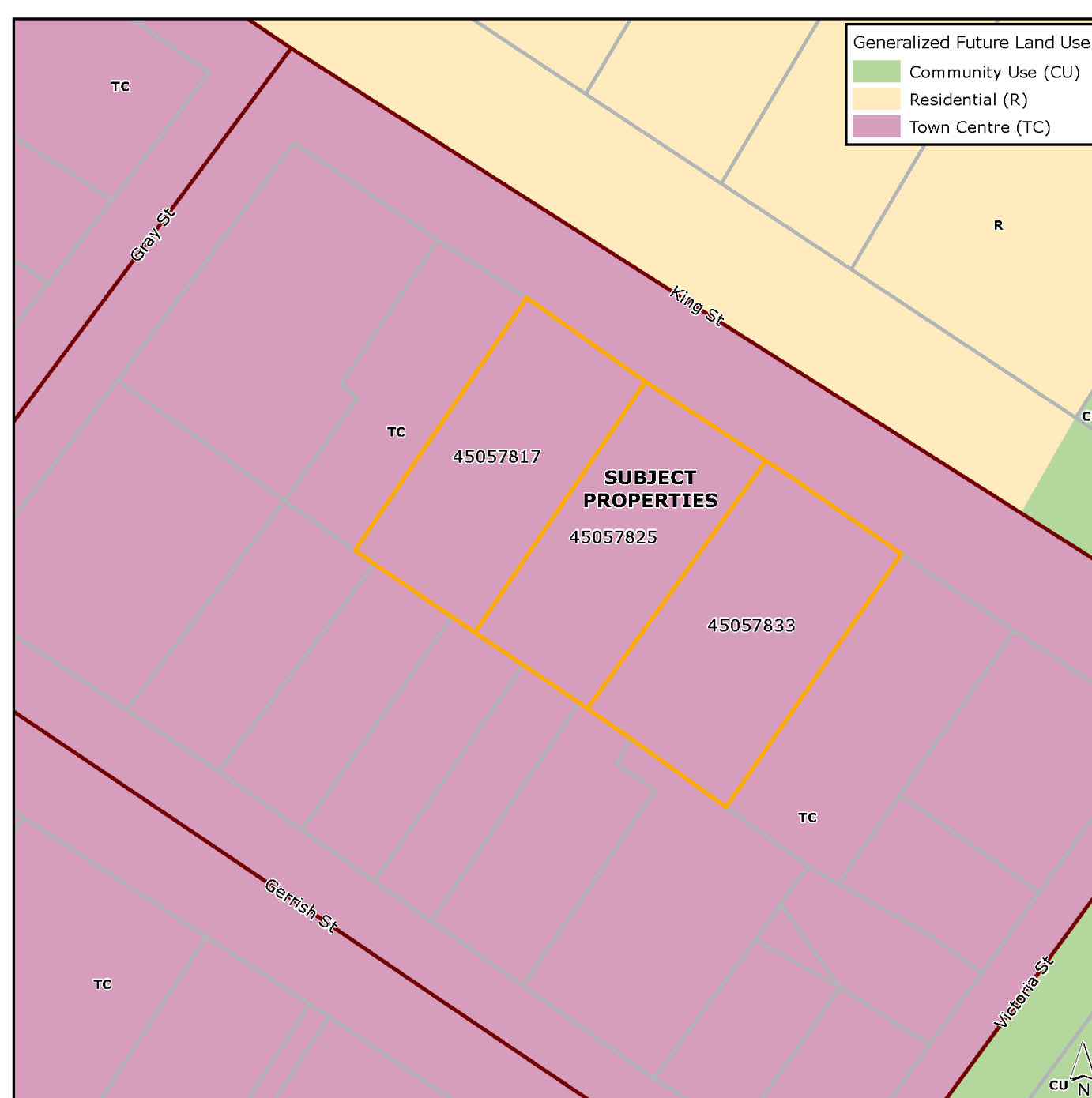
- A completed application was received on June 15, 2026, from Jason Parker, the Campus Pastor of New Hope Wesleyan Church.
- The application proposes to enter into a development agreement to permit the adaptive reuse of the existing buildings as a place of worship and for associated institutional uses.
- A development agreement is a legal contract between the Municipality and a property owner to permit a use that is not otherwise permitted in the underlying zone.



Orthophoto

- The properties are currently sitting vacant.
- Located on King Street.
- The surrounding area comprises a mix of commercial, institutional, and residential uses.





Generalized Future Land Use Map

Current Designation:

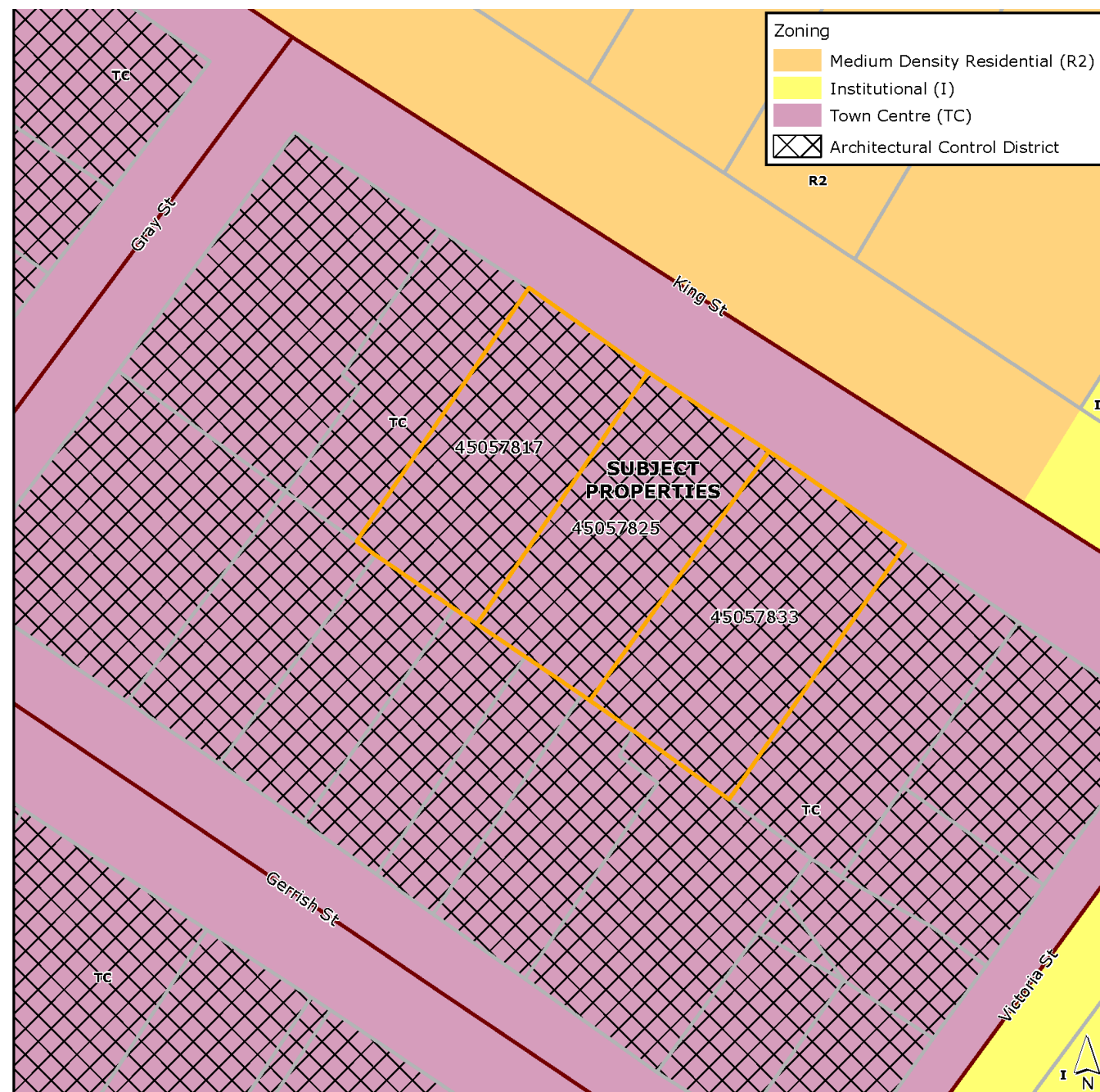
- Town Centre



Current Zoning

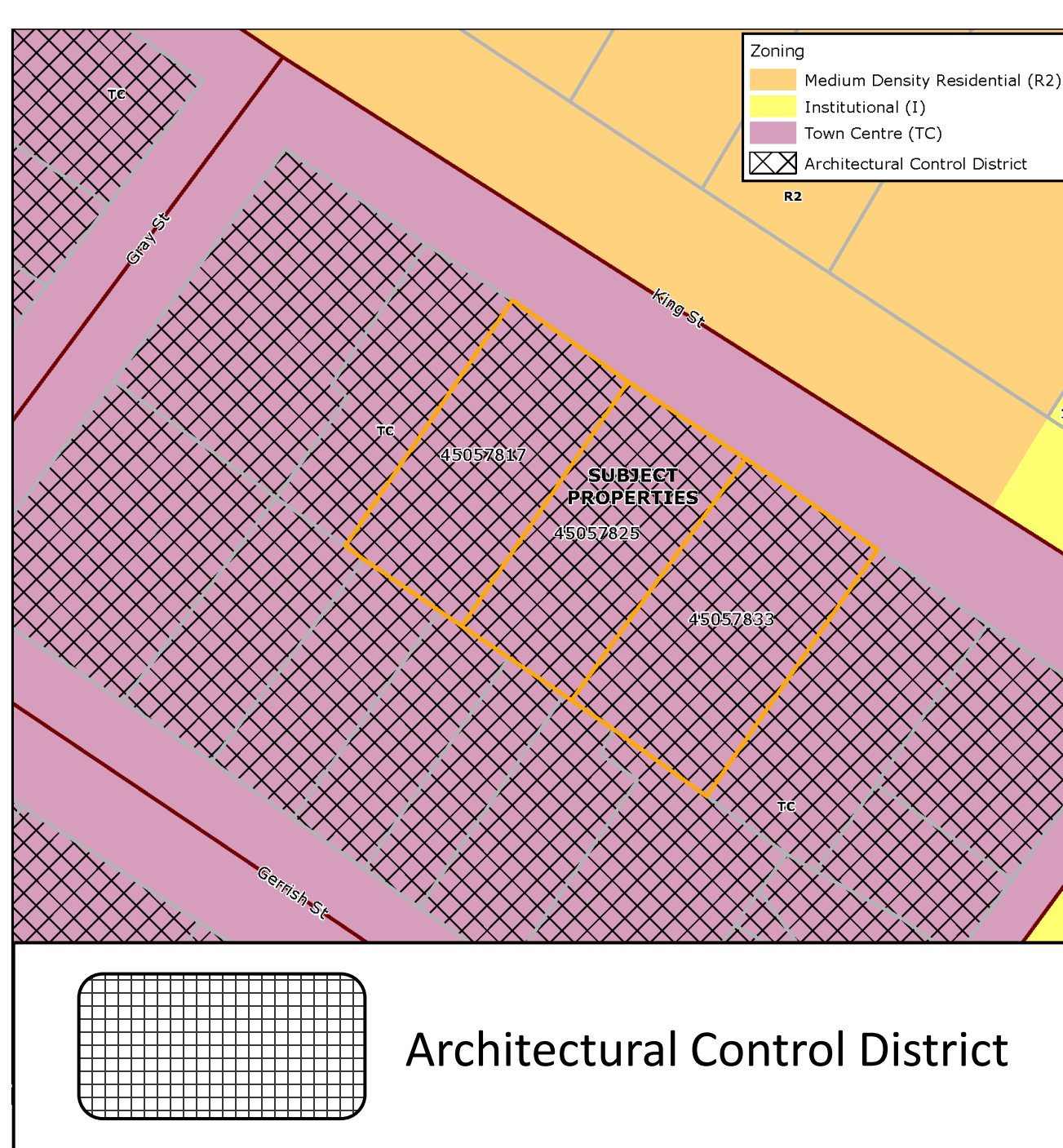
Town Centre (TC) zone permits (partial list):

- Arts and crafts studios
- Banks and financial institutions
- Clubs and community organizations
- Funeral homes
- Hotels, motels and other tourist accommodations
- Local shopping centres
- Museums, art galleries and libraries
- Offices
- Retail stores



Current Zoning (Continued)

- The subject properties are also within the Architectural Control District.
- Any new developments/new additions will need to meet architectural guidelines provided in the Architectural Design Manual.
- The application proposes to preserve and adaptively reuse the existing buildings, with no new structures proposed.





View of the subject lot from King Street



View of the existing buildings from the parking lot.

something inspiring awaits



Windsor Municipal Planning Strategy

- **Policy 11.1.4** allows Council to consider new institutional uses in any designation by development agreement subject to specific criteria for Council to review. These criteria include, but are not limited to:
 - the compatibility of the proposed use with neighbouring uses
 - the potential noise and traffic impacts generated by the proposed uses
- **Policy 16.3.1** states general criteria for development agreements, which include, but are not limited to:
 - Adequacy of water and sewer services; road networks, fire protection and other emergency services
 - Suitability of transportation access
 - Compliance with other municipal, provincial, and federal regulations



Public Information Meeting – July 7

Staff Review

PAC/HAC Review and Recommendation –
TBD

Council First Reading – TBD

Public Hearing & Second Reading – TBD

Notice Placed in Paper

14 Day Appeal period

Public Process

- Notice was placed in the Valley Journal Advertiser
- Properties within 300 ft were notified of the Public Information Meeting



Comments Submission

- Comments will be recorded at this meeting
- Comments and questions can be submitted by the public until noon on **July 21, 2026**
- All correspondence should be sent to:

Sara Poirier, Director of Planning and Development

Phone	902-798-8391 ext. 117
Email	spoirier@westhants.ca
Mail	76 Morison Drive, PO Box 3000 Windsor NS B0N 2T0
Drop box	Regional office at 76 Morison Drive





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